



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

April 16, 2026

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Sondra Cosgrove, Chair
 Earl Barbeau, Vice-Chair
 Harry Williams, Member
 Stephanie Jordan, Member

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
 Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William
 Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
 Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
 APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TIC SEGERBLOM
 KEVIN SCHILLER, County Manager

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for April 2, 2026. (For possible action)
 - IV. Approval of the Agenda for April 16, 2026, and Hold, Combine, or Delete any Items. (For possible action)
 - V. Informational Items: None
- VI. Planning and Zoning

04/21/26 PC

1. WS-26-0062-ULLOA, JUAN C & BERONICA:

WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Crowley Way and south of Forsythe Drive within Sunrise Manor. TS/rp/cv (For possible action) 04/21/26 PC

04/22/26 BCC

2. ZC-26-0130-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

ZONE CHANGE to reclassify a portion of a 1.64 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor (description on file). MK/gc (For possible action)

3. UC-26-0131-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

USE PERMITS for the following: 1) truck parking or staging; and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) eliminate buffering and screening; 3) eliminate parking; 4) eliminate street landscaping; 5) eliminate throat depth; and 6) waive full off-site improvements.

DESIGN REVIEW for proposed truck parking or staging and outdoor storage and display on 1.64 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor. MK/sd/cv (For possible action)

05/05/26 PC

4. PA-26-700012-AVENDANO PROPERTY DEVELOPMENT INC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 1.75 acres. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/gc (For possible action)

5. ZC-26-0161-AVENDANO PROPERTY DEVELOPMENT, INC.:

ZONE CHANGE to reclassify 1.75 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor (description on file). WM/gc (For possible action)

6. WS-26-0162-AVENDANO PROPERTY DEVELOPMENT, INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate open space; 2) increase retaining wall height; 3) increase fill; 4) allow an attached sidewalk to remain; and 5) eliminate driveway separation.

DESIGN REVIEW for a single-family attached residential development on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/kh (For possible action)

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

7. TM-26-500045-AVENDANO PROPERTY DEVELOPMENT, INC:

TENTATIVE MAP consisting of 24 single-family residential lots on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/kh (For possible action)

8. WS-26-0147-CORDON, CRISTIAN RENE RIVAS & MENDOZA, KEYLA:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Grossmont Avenue and west of Osbiston Way within Sunrise Manor. TS/ji/kh (For possible action)

9. WS-26-0154-BAZUA, JUAN:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Twinkle Star Drive and west of Walnut Road within Sunrise Manor. WM/rr/kh (For possible action)

05/06/26 BCC

10. UC-26-0165-WHITING VEGAS:

USE PERMIT for a school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) reduce driveway throat depth.

DESIGN REVIEW for a proposed school on 6.26 acres in an IL (Industrial Light) Zone. Generally located north of Vegas Valley Drive and east of Tree Line Drive within Sunrise Manor. TS/lm/kh (For possible action)

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: April 30, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER - JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TIC SEGERBLOM
KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

April 2, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – PRESENT Ms. Rodriguez- Planning
Secretary:	Jill Leiva	
County Liaison:	Beatriz Martinez	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of March 12, 2026 Minutes

Moved by: Mr. Williams

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for March 26, 2026

Moved by: Ms. Jordan

Action: Approved w/ Items 4-5 being held

Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

04/21/26 PC

1. ET-26-400015 (UC-23-0936)-JSAKN, LLC:

USE PERMIT SECOND EXTENSION OF TIME for alternative design standards for accessory structures in conjunction with an existing warehouse/office complex on 0.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located west of Lamb Boulevard and north of Alto Avenue within Sunrise Manor. WM/jl/cv (For possible action) 04/21/26

Moved by: Ms. Jordan

Action: Approved per staff recommendations

Vote: 4-0/Unanimously

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER-JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

2. UC-26-0112-RICHTECH HOLDINGS, LLC:

USE PERMIT for a proposed office (business services) in conjunction with an existing office/warehouse complex on a 1.26 acre portion of a 8.64 total acre site in an IP (Industrial Park) Zone within Airport Environs (AE-75 and APZ-2) Overlay. Generally located north of Alto Avenue and west of Lincoln Road within Sunrise Manor. WM/tpd/cv (For possible action) **04/21/26**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 4-0/Unanimously

3. VS-26-0116-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:

VACATE AND ABANDON a portion of a right-of-way being Atlantic Street located between Charleston Boulevard and Fremont Street within Sunrise Manor (description on file). TS/mh/cv (For possible action) **04/21/26 PC**

Moved by: Mr. Williams

Action: Approved

Vote: 4-0/Unanimously

04/22/26 BCC

4. ZC-26-0130-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

ZONE CHANGE to reclassify a portion of a 1.64 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor (description on file). MK/gc (For possible action) **04/22/26 BCC**

HELD TO APRIL 16, 2026 TAB MEETING

5. UC-26-0131-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

USE PERMITS for the following: 1) truck parking or staging; and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) eliminate buffering and screening; 3) eliminate parking; 4) eliminate street landscaping; 5) eliminate throat depth; and 6) waive full off-site improvements.

DESIGN REVIEW for proposed truck parking or staging and outdoor storage and display on 1.64 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor. MK/sd/cv (For possible action) **04/22/26 BCC**

HELD TO APRIL 16, 2026 TAB MEETING

6. WS-25-0882-BARKER FAMILY TRUST & BARKER, DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height for a proposed accessory living quarters; 2) reduce front setback for a proposed single-family residence; 3) increase retaining wall height; and 4) waive full off-site improvements for a proposed single-family residential development on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action) **04/22/26 BCC**

Moved by: Ms. Cosgrove

Action: Approved

Vote: 2-2 MOTION DID NOT CARRY

7. WS-26-0106-STANKOSKY, CHARLES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce access gate setback; 2) reduce setback; 3) increase screen wall height; 4) modify residential adjacency standards; 5) eliminate street landscaping; 6) eliminate buffering and screening; and 7) waive full off-site improvements in conjunction with an existing single-family residence on 0.77 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Cartier Avenue and west of Gateway Road within Sunrise Manor. WM/rp/cv (For possible action) **04/22/26 BCC**

Moved by: Ms. Cosgrove

Action: Approved

BOARD OF COUNTY COMMISSIONERS

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APRIL BECKER-JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

Vote: 4-0/Unanimously

VII. General Business: None

VIII. Public Comment: Ms. Weaver mentioned that Carey Ave is great now that it has been paved and that Carey and Christy Lane needs a 4 way stop. Mr. Altermatt believes DI and Hollywood needs a 3 way Stop. He was also asking about what to do with items that Republic Services will not take. Information can Be found at household hazardous waste disposal Las Vegas.

IX. Next Meeting Date: The next regular meeting will be April 16, 2026

X. Adjournment
The meeting was adjourned at 8:06pm

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0062-ULLOA, JUAN C & BERONICA:

WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Crowley Way and south of Forsythe Drive within Sunrise Manor. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:

161-04-711-044

WAIVER OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the rear setback for an existing addition where a minimum of 15 feet is required per Section 30.02.07.
 - b. Eliminate the side interior setback for an existing addition where a minimum of 5 feet is required per Section 30.02.07.
 - c. Eliminate the side interior setback for an existing attached patio cover along the north property line where a minimum of 3 feet is required per Section 30.02.07.
 - d. Eliminate the side interior setback for an existing attached patio cover along the south property line where a minimum of 3 feet is required per Section 30.02.07.
 - e. Reduce the front setback for an existing attached carport to 3 feet where 20 feet is required per Section 30.02.07 (an 85% reduction).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1977 Crowley Way
- Site Acreage: 0.14
- Project Type: Setback
- Building Height (feet): 9 (addition, northern patio cover, & southern patio cover)/12 (carport)
- Square Feet: 774 (addition)/315 (southern patio cover)/280 (northern patio cover)/398 (carport)

Site Plan

The plan depicts an existing single-family residence with driveway access from Crowley Way to the east. There was an existing unpermitted attached covered patio located on the northwest corner of the site, partially attached to the north and the west sides of the house, which has been enclosed and converted into an addition. This addition has zero setback from the west and north property lines. An attached patio cover is located on the southern side yard, with a zero setback from the south property line. Additionally, a lattice patio cover is located on the northern side yard, with a zero setback from the north property line. Lastly, an attached carport is located on the front yard, set back 3 feet from the front property line.

Landscaping

Landscaping is not a part of this request.

Elevations

The plan shows the addition at a height of 9 feet, constructed of stucco to match the existing single-family residence. The patio cover and lattice cover are also 9 feet in height and supported by white wood columns. The carport is 12 feet in height and constructed of white wood.

Floor Plan

The plan depicts an addition with 774 square feet with an open floor plan that will be used as family/entertainment room.

Applicant's Justification

The applicant indicates that any structure within 5 feet of a property line will be required to meet 1 hour fire rating standards. If approved, all structures will be brought into compliance with building department requirements as part of the permitting process.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	RS3.3	Single-family residential

Clark County Public Response Office (CCPRO)

CE25-14100 is an active violation for building without permits.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds the request to eliminate the front, side interior, and rear yard setback for the existing addition, patio covers and carport is a self-imposed hardship, and the applicant has not provided a compelling justification demonstrating why the existing structures could not be built to comply with Title 30 development standards. The enclosed nature of the addition alters the character of the site and reduces the required spatial buffer between structures and neighboring yards. Having those structures with eliminated or reduced setbacks will negatively impact the adjacent properties and the neighborhood. Setbacks are intended to promote safety and aesthetically pleasing neighborhoods. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JUAN CARLOS ULLOA
CONTACT: JUAN ULLOA, 1977 CROWLEY WAY, LAS VEGAS, NV 89142

DRAFT



Friday, January 16, 2026

Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: Justification Letter for a Waiver of Development Standards to:
Permit Existing Unpermitted Covered Patio, South Patio, Lattice, and Carport
1977 Crowley Way Las Vegas, NV 89142
APN: 161-04-711-044
Zoned: RS3.3
Case: CE25-14100

Presented are plans that include a Site Plan, Floor Plan, Elevations and Photos for an existing Covered Patio, South Patio, Lattice and Carport. This application is to resolve Code Enforcement Violation, CE25-14100, related to the Development Code.

We are respectfully requesting waivers to allow:

1. Reduce rear setback for covered patio at rear to 0'-0" where 5'-0" is required.
2. Reduce side setback for patio at South side of property to 0'-8" where 5'-0" is required.
3. Reduce side setback for lattice at North side of property to 0'-0" where 5'-0" is required.
4. Reduce front setback for carport at front to 4'-0" where 20'-0" is required.
5. Allow lot coverage overage.

We are respectfully asking for the above waivers to permit the existing structures. Please note that all structures within 5'-0" will be required to be fire rated 1-hour. If approved, the covered patio, south patio, lattice and carport will comply with the requirements set forth by the building department in order to obtain a building permit.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,

Adrian A. Plata, Residential Designer #408-RD
Phone: 702.931.9227
Email: adrian@platadesign.com

11/7

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

November 6, 2025

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: APN: 140-16-103-002

To Whom It May Concern,

Please let this letter serve as justification for a Zone Change, in conjunction with a parking lot with outside storage. The project is a 1.64 acre proposed paved parking lot with outside storage located on Cheyenne Ave. east of Betty Lane, more commonly known as APN 140-16-103-002.

A small sliver of the site at the Northwest corner is currently zoned RS-20. A request is hereby made to rezone that portion to IP to be consistent with the remainder of the parcel.

The parcel is boarded by Industrial zoning to the south, east and west. Nellis Air Force property is across Cheyenne Ave to the North.

We believe that the approval of this request will not have a negative effect on the neighborhood or surrounding area as their will bring uniformity to the zoning in the area. Should you have any questions please do not hesitate to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

04/22/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0130-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

ZONE CHANGE to reclassify a portion of a 1.64 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-16-103-002 ptn

LAND USE PLAN:

SUNRISE MANOR – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5325 E. Cheyenne Avenue
- Site Acreage: 1.64 (portion of)
- Existing Land Use: Outdoor Storage

Applicant's Justification

The applicant states that a small portion on the northwest corner of the parcel is zoned RS20, and therefore, the request for IP zoning is to allow for uniform zoning across the entire site. The property is surrounded by existing industrial zoning.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Nellis Air Force Base	PF (APZ-1 & AE-80)	Nellis Air Force Base
South	Business Employment	IL (APZ-1 & AE-80)	Outdoor storage
East	Business Employment	IL (APZ-1 & AE-80)	Warehouse building & outdoor storage
West	Business Employment	RS20 & IP (APZ-1 & AE-80)	Single-family residence & outdoor storage

Related Applications

Application Number	Request
UC-26-0131	A use permit, waivers of development standards, and a design review for an outdoor storage yard is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The adjacent properties to the east and south are zoned IL. Although the adjacent property to the west is zoned IP and RS20 with a single-family residence on the RS20 portion, the overall parcel is being used for industrial purposes. Nellis Air Force Base is located to the north, and the proposed IP zoning is much more compatible with operations at Nellis than the existing RS20 zoning. The majority of the subject parcel is already zoned IR, and therefore, the proposed IP zoning will allow for a uniform zoning district throughout the site. The request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. For these reasons, staff finds the request for IP zoning is appropriate for this location.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KETTY FERNANDEZ

CONTACT: KETTY FERNANDEZ, 2071 E. CAMERO AVENUE, LAS VEGAS, NV 89123

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0131-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

USE PERMITS for the following: 1) truck parking or staging; and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) eliminate buffering and screening; 3) eliminate parking; 4) eliminate street landscaping; 5) eliminate throat depth; and 6) waive full off-site improvements.

DESIGN REVIEW for proposed truck parking or staging and outdoor storage and display on 1.64 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor.
MK/sd/cv (For possible action)

RELATED INFORMATION:

APN:

140-16-103-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow outdoor storage where not permissible as primary or accessory use per Section 30.04.06E.
- b. Allow higher-activity areas of development (parking and circulation - northwest corner) adjacent to an area subject to Residential Adjacency standards where not permissible per Section 30.04.06G.
- c. Allow parking area which is not screened within 30 feet of a residential district per Section 30.04.06L.
2. Eliminate buffering and screening (northwest corner) where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02C.
3. Eliminate parking spaces where 7 parking spaces are required per Section 30.04.04C.
4. Eliminate street landscaping along Cheyenne Avenue where required per Section 30.04.02C.
5. Eliminate the driveway throat depth along Cheyenne Avenue where 75 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
6. Waive full off-site improvements (sidewalk, curb, gutter, streetlights and partial pavement) along Cheyenne Avenue where required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5325 E. Cheyenne Avenue
- Site Acreage: 1.64
- Project Type: Truck parking or staging and outdoor storage and display
- Square Feet: 560 (each Conex box)/2,240 (total Conex boxes)
- Parking (required/provided): 7/0

Site Plan

The plans depict a proposed truck parking or staging facility with outdoor storage and display. A use permit is required for truck parking and staging in the IP zoning district, and because the applicant is not providing a building for the purpose of monitoring on-site activities and controlling access. Access to the site is from a driveway along the north property line from Cheyenne Avenue, and there is a security gate open during business hours. This site will be a private yard with no employees or assigned hours. Each of the parking spaces will be leased to local owner operators.

Furthermore, the applicant will be paving the entire parcel. The plan also shows that along the north and east property lines the applicant is proposing a 6 foot high wrought iron fence and along the south and west property lines the existing 6 foot high wrought iron fence will remain and is the subject of a waiver request.

A use permit is required since outdoor storage located in the southeast and southwest corners of the site is not completely screened from the right-of-way with an 8 foot high screen fence or wall, even though it is located in the rear of the property. Four Conex boxes will be utilized for storage of materials. A total of 7 parking spaces are required based upon the total area dedicated for outdoor storage. The applicant has not provided any required parking and thus requires a waiver.

Landscaping

The applicant is requesting to eliminate all required street landscaping and use rock, boulders, and landscape art. Buffering and screening is also not proposed for the northwest corner of the site, which is adjacent to an RS20 zoned parcel.

Applicant's Justification

The applicant states that Clark County faces a shortage of parking spaces for truck parking or staging lots. Approval of this request will ensure compliance with air quality regulations and provide parking for commercial vehicles.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Nellis Air Force Base	PF (APZ-1 & AE-80)	Nellis Air Force Base
South	Business Employment	IL (APZ-1 & AE-80)	Outdoor storage
East	Business Employment	IL (APZ-1 & AE-80)	Warehouse building & outdoor storage
West	Business Employment	RS20 & IP (APZ-1 & AE-80)	Single-family residence & outdoor storage

Related Applications

Application Number	Request
ZC-26-0130	A zone change to reclassify a portion of the site from RS20 to IP is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

A use permit is required to permit truck parking or staging within the industrial zoning districts. A condition of the use permit requires this type of use to construct a minimum of 1 building for the purpose of monitoring on-site activities and controlling access to the facility. Although the truck parking should have minimal to no impact on the surrounding area, staff cannot support the lack of an on-site building for controlling access and monitoring on-site activities. Therefore, staff recommends denial of this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Residential adjacency standards promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts.. The necessary buffering and screening would help mitigate the issues related to the proposed use being next to an existing residence. Without any attempts to mitigate the impacts, staff does not support this request.

Waiver of Development Standards #3

Parking spaces are necessary for users of the outdoor storage area and for drivers swapping their automobile for their truck, however none are provided. The applicant has not submitted a justification to eliminate the required parking; therefore, staff cannot support the requested waiver of development standards.

Waiver of Development Standards #4

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing the urban heat island effect. The required street landscaping would provide an additional buffer between the truck parking or staging area and the right-of-way. Staff finds the request to waive the required street landscaping along Cheyenne Avenue is unwarranted, therefore, recommends denial.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff is not supporting the use permits and the waivers of development standards; therefore, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff finds that the reduced throat depth for the driveway on Cheyenne Avenue will result in on-street stacking of vehicles. Since Cheyenne Avenue is an arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Additionally, the parking stalls adjacent to the driveway will create immediate conflicts with vehicles entering the site, further limiting safe circulation. Therefore, staff cannot support this request.

Waiver of Development Standards #6

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved.

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate on a Special Improvement District (SID) for off-site improvements, including but not limited to, fire hydrants, curb and gutter, paving and streetlights.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KETTY FERNANDEZ

CONTACT: KETTY FERNANDEZ, 2071 E. CAMERO AVENUE, LAS VEGAS, NV 89123

DRAFT

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

3) Waiver of Development Standards:

This applicant is requesting a Waiver of Development Standards for the following

- a) Street landscaping;
 - We will be providing alternative landscaping which will consist of landscape rock, boulders and landscape art.
- b) Off-site improvements (partial paving and sidewalks);
 - The County is proposing a Special Improvement District along Cheyenne at this location. The owner will request to be a part of the SID.
- c) Residential adjacency and buffering and screening;
 - The adjacent RS20 zoned property is being used as industrial and therefore we don't believe screening or buffering should be necessary.
- d) Parking lot landscaping;
 - This area is heavily industrial and parking lot landscaping would be inconsistent with the surrounding area.
- e) Trash (enclosure) depending on location or not being proposed;
 - As discussed above, this development is for an outside storage yard for vehicles. There is no building, employees or business being conducted on the site. There is no refuse being generated at the site; therefore, a waiver of the trash enclosure is being requested.
- f) Throat depth (public works review)
 - We are requesting 0' where 75' is required. The gate will remain open during business hours thereby negating the need for 75'.

We believe that the approval of this request will not only ensure compliance with environmental regulations but will also help maintain and improve parking infrastructure for commercial vehicles – an extremely limited resource in our city.

We appreciate your attention to this request and remain available for any additional information or requirements needed for the permit's approval.

We feel this approval of this request will not have a negative effect on the neighborhood or surrounding areas. Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

November 6, 2025

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: APN: 140-16-103-002

To Whom It May Concern,

Please let this letter serve as justification for a Design Review for a parking lot with outside storage, a Use Permit for outside storage and Waiver of Development Standards. The project is a 1.64 acre proposed paved parking lot with outside storage located on Cheyenne Ave. east of Betty Lane, more commonly known as APN 140-16-103-002.

1) Design Review

The site is currently being used for outdoor storage, and the owner is in the process of bringing the parcel into compliance with Air Quality. The proposed storage yard is not open to the public. The storage yard will be storage for semi-trucks and commercial vehicles. There are no structures being built on the site and therefore there are no employees assigned to the yard. Since this is a private storage yard, there are no assigned hours of operation.

The site plan indicates that there will be 35 parking spaces provided. This exceeds Title 30 requirements of one space per 7,000 sq ft of outdoor storage area.

2) Use Permit

The applicant is requesting a Use Permit to allow outdoor storage in an IP zoning with no primary use on-site and no buildings providing outside storage with no indoor primary use.

As you may be aware, the City of Las Vegas & Clark County faces a significant shortage of parking spaces for trucks and other commercial vehicles. For this reason, several years ago we acquired a lot that has since been used for this purpose, providing an essential service for operators and transportation companies.

In compliance with Air Quality regulations, we are required to pave this lot in order to continue offering parking services. The purpose of this letter is to explain our intentions and formally request authorization to proceed with the paving, thereby ensuring the continuity of this service.

W



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-14-103-002

PROPERTY ADDRESS/ CROSS STREETS: 5325 E Cheyenne Ave, Las Vegas, NV, 89156

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review to establish a use on the lot

PROPERTY OWNER INFORMATION

NAME: Yoel Fraga Leon Yoel Fraga Candelario
ADDRESS: 5325 E Cheyenne Ave
CITY: Las Vegas (702) STATE: NV ZIP CODE: 89156
TELEPHONE: 588-4459 CELL 767-9829 EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my, knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted, (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)

YOEL FRAGA LEON
Property Owner (Print)

6/4/2025
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700012-AVENDANO PROPERTY DEVELOPMENT INC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 1.75 acres.

Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/gc
(For possible action)

RELATED INFORMATION:

APN:

140-18-301-002 through 140-18-301-005

EXISTING LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2674 & 2754 N. Pecos Road
- Site Acreage: 1.75
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that due to the small size of the property and its location along a highly trafficked arterial street (Pecos Road), the current land use category of Mid-Intensity Suburban Neighborhood (MN) is no longer appropriate for the site. The site is more suitable for a higher density residential use, such as what the proposed Compact Neighborhood (CN) land use category allows. The request will stimulate reinvestment and revitalization in the area by allowing compatible, newer housing to the area at an attainable price. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (AE-65)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
West	City of North Las Vegas	R-1 (AE-65)	Single-family residential

Related Applications

Application Number	Request
ZC-26-0161	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
WS-26-0162	A waiver of development standards and a design review for a single-family residential townhome development is a companion item on this agenda.
TM-26-500045	A tentative map for a 24 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. Properties in the area with direct access to Pecos Road (an arterial street) have been transitioning to higher density residential and/or commercial uses. Although an RS20 zoned property is located on the adjacent property to the north, the home has been

demolished and the property is currently being used for non-permitted outdoor storage. Given the limited size of the subject property and its location on an arterial street, a higher density residential land use category is more appropriate for the site. The site has been undeveloped for over 15 years and has a history of Clark County Public Response Office reports of graffiti and vagrant camps on the property. The change to the Compact Neighborhood (CN) land use category may spur development with the increased density allowed, and therefore, eliminate some of the issues and nuisances plaguing the site and impacting the surrounding neighborhood. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 3, 2026 at 9:00 a.m., unless otherwise announced.

If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- No comment.

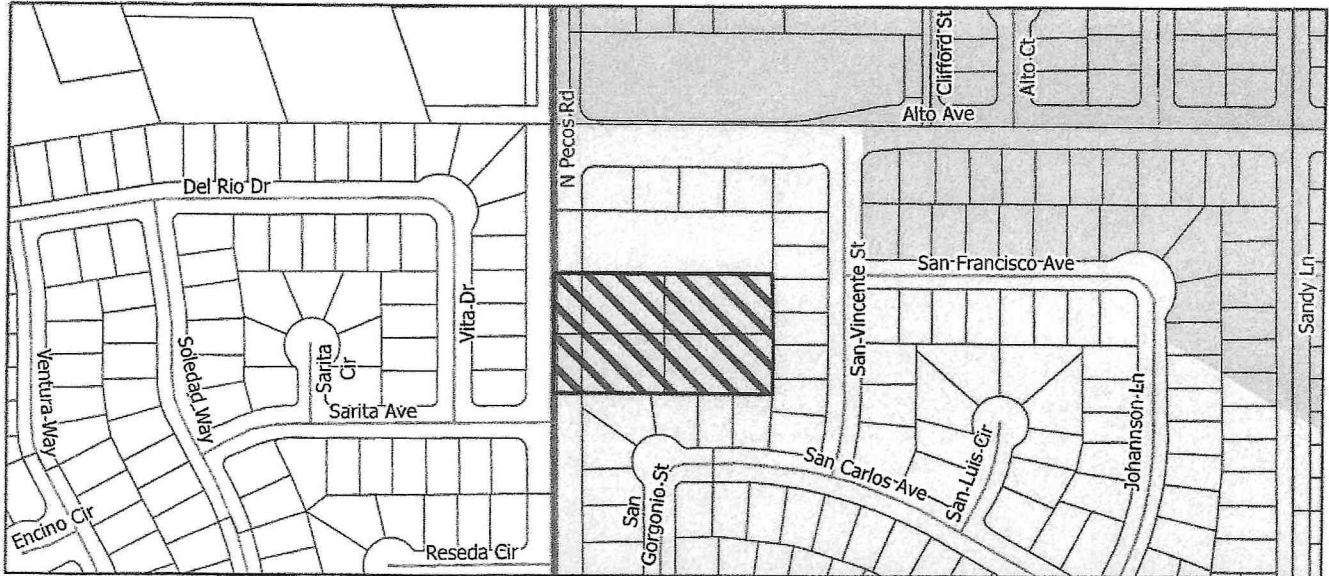
**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: AVENDANO PROPERTY DEVELOPMENT INC

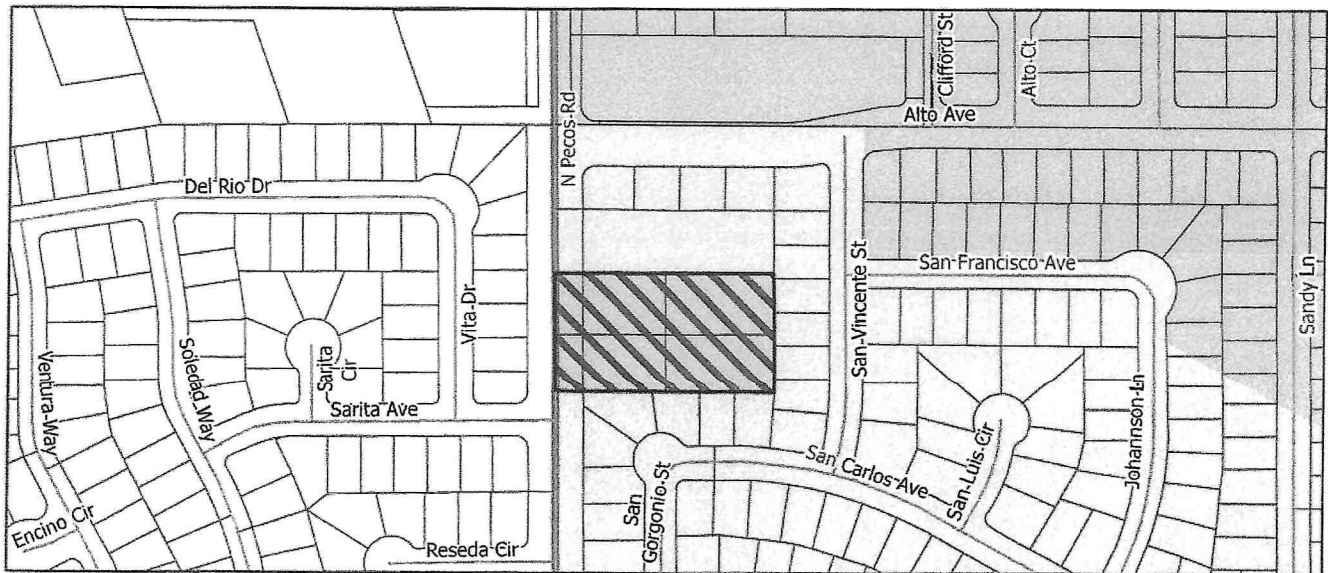
CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-26-700012

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

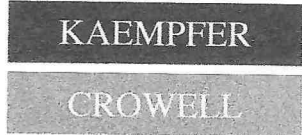
Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Sunrise Manor Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
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LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

March 12, 2026

VIA ELECTRONIC UPLOAD

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkways, 1st Floor
Las Vegas, Nevada 89106

**Re: Justification Letter – Master Plan Amendment
APN: 140-18-301-002 through 005**

To Whom It May Concern:

Please be advised this firm represents the Applicant, Avendano Property Development, in the above referenced matter. The site is located on 1.75 acres, south of Alto Avenue and east of North Pecos Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers (“APNs”) 140-18-301-002 through 005.

MASTER PLAN AMENDMENT

The Property is master planned Mid-Intensity Suburban Neighborhood (MN), with a zoning designation of Residential Single-Family 20 (RS20). The Applicant proposes a zone change from RS20 to Residential Single-Family 2 (RS2), an amendment to the comprehensive master plan from MN to Compact Neighborhood (CN), a design review and corresponding waivers of development standards for a townhome development.

A change of the land use plan to CN satisfies the requirements set forth in Title 30:

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Property is current master planned MN, which generally supports single-family attached and detached, and duplexes at a density of up to eight (8) dwelling units per acre. The Applicant seeks to amend this designation to CN, which allows for single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes at a density of up to 18 dwelling units per acre. The current MN land use designation is no longer compatible due to the size and location of the Property. This in-fill property is only 1.75 acres and fronts onto North Pecos Road, which is a highly trafficked 100-foot-wide public right-of-way. This makes the Property more suitable for a higher density residential use. Therefore, the proposed amendment is appropriate for the Property and is consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goals for Sunrise Manor, where the Property is located:

Policy SM-1.1: Neighborhood Revitalization – “Encourage reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. Targeted in-fill should support more varied housing options—type, density, and price point—that allow residents to remain in the neighborhood regardless of age, family structure, or income.”

This proposed development aims to stimulate reinvestment and revitalization in the area by introducing compatible new housing within the established neighborhood. The residential development located west of North Pecos Road was built in 1971, while the surrounding developments to the north, east, and south date back to 1980. Newer constructions in older neighborhoods often elevate standards for quality and aesthetics, therefore motivating current property owners to enhance their own homes through renovations, maintenance and upgrades. This in-fill project seeks to offer a new and diverse housing option at an attainable price, enabling existing residents to enjoy modern living without leaving their community. The area already features multi-family developments along Geist Avenue, west of North Pecos Road, constructed in the 1960s, 1970s, and 1980s. However, the majority of the area consists of older detached single-family homes. Thus, there is a need for the new and varied housing options that this project will provide.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed amendment to the master plan to CN aligns with the overarching goals and policies of the Transform Clark County Master Plan. The existing MN land use designation is incompatible with the characteristics of the 1.74-acre in-fill property, which is situated along the heavily trafficked North Pecos Road. The number of residential properties directly fronting this road has significantly diminished, with many homes either demolished or converted for alternative uses such as churches or small businesses. The trend in the area has shifted towards commercial and higher-density residential developments that take access from North Pecos Road. This is a change of conditions in the area that supports the proposed master plan amendment to CN.

3. The proposed amendment is compatible with the surrounding area:

The Property's location and size, combined with the surrounding land uses, make it highly suitable for a townhome development. This in-fill project aims to provide a new and diverse housing option that is both compatible with the area and attainable to current residents. With its frontage onto North Pecos Road, this location is appropriate for a higher density residential development.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

A primary objective of the Master Plan is to promote reinvestment in the established neighborhoods of Sunrise Manor. Maintaining the current master plan designation of MN is likely to result in the 1.75-acre property remaining undeveloped. This site would be more appropriately utilized for a higher density townhome development.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The amendment to the master plan to CN will not have a negative effect on adjacent properties, transportation, or facilities. The proposed development includes 24 dwelling units, an increase from the 13 units currently allowed under the existing master plan. This represents a modest addition of just 11 dwelling units, which is unlikely to disrupt transportation or facilities in an area that is already fully developed. Furthermore, this project aims to provide diverse and affordable housing options, fostering reinvestment and revitalization within the community.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already available or contemplated in the area. Utilities are located near the Property.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. There is a need for additional housing in this area. This project will provide a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Property.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0161-AVENDANO PROPERTY DEVELOPMENT, INC.:

ZONE CHANGE to reclassify 1.75 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor (description on file). WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-18-301-002 through 140-18-301-005

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2674 & 2754 N. Pecos Road
- Site Acreage: 1.75
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed RS2 zoning aligns well with the adjacent residential area, as the site is surrounded by other single-family residential developments. The proposed RS2 zoning will allow for new and diverse housing options to the area at an attainable price point.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (AE-65)	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
West	City of North Las Vegas	R-1 (AE-65)	Single-family residential

Related Applications

Application Number	Request
PA-26-700012	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-26-0162	A waiver of development standards and a design review for a single-family residential townhome development is a companion item on this agenda.
TM-26-500045	A tentative map for a 24 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS2 zoning on the site is compatible with the surrounding area. Properties in the area with direct access to Pecos Road (an arterial street) have been transitioning to higher density residential and/or commercial uses. Although an RS20 zoned property is located on the adjacent property to the north, the home has been demolished, and the property is currently being used for non-permitted outdoor storage. Given the limited size of the subject property and its location on an arterial street, a smaller lot zoning district with higher density may be more appropriate for the site. The site has been undeveloped for over 15 years and has a history of Clark County Public Response Office reports of graffiti and vagrant camps on the property. The change to the RS2 zoning district may spur development, and therefore, eliminate some of the issues and nuisances plaguing the site and impacting the surrounding neighborhood. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for RS2 zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 3, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0480-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AVENDANO PROPERTY DEVELOPMENT INC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101002

ASSESSOR PARCEL #(s): 140-18-301-002, 003, 004 and 005

PROPERTY ADDRESS/ CROSS STREETS: East of Pecos Road and south of Alto Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Attached Single-Family Development

PROPERTY OWNER INFORMATION

NAME: Avendano Property Development

ADDRESS: 4660 S. Eastern Ave., Ste. 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Avendano Property Development

ADDRESS: 4660 S. Eastern Ave., Ste. 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 000-000-0000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Stephanie Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Dr., Ste. 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-792-7031 ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Raul Avendano President
Property Owner (Signature)*

Avendano Property Development Inc.
Raul Avendano
Property Owner (Print)

11/24/2025
Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

March 12, 2026

VIA ELECTRONIC UPLOAD

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkways, 1st Floor
Las Vegas, Nevada 89106

Re: Justification Letter – Zone Change
APN: 140-18-301-002 through 005

To Whom It May Concern:

Please be advised this firm represents the Applicant, Avendano Property Development, in the above referenced matter. The site is located on 1.75 acres, south of Alto Avenue and east of North Pecos Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers (“APNs”) 140-18-301-002 through 005.

The Property is master planned Mid-Intensity Suburban Neighborhood (MN), with a zoning designation of Residential Single-Family 20 (RS20). The Applicant proposes a zone change from RS20 to Residential Single-Family 2 (RS2), an amendment to the comprehensive master plan from MN to Compact Neighborhood (CN), a tentative map, a design review and corresponding waivers of development standards for a townhome development.

ZONE CHANGE

Then Applicant requests a zone change from RS20 to RS2, as the current RS20 is no longer appropriate for the Property. The proposed RS2 zoning district and townhome development align well with the adjacent residential areas. Surrounding the Property to the north, east and south is an existing single-family development with a zoning designation of Residential Single-Family 5.2 (RS5.2). Additionally, west of North Pecos Road, is an existing single-family development within the jurisdiction of North Las Vegas, with a zoning designation of Single-Family Low Density (R-1), which permits a density of 4.5 to 6 dwelling units per acre. This in-fill project aims to provide a new and diverse housing option to the area at an attainable price point.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0162-AVENDANO PROPERTY DEVELOPMENT, INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate open space; **2)** increase retaining wall height; **3)** increase fill; **4)** allow an attached sidewalk to remain; and **5)** eliminate driveway separation.

DESIGN REVIEW for a single-family attached residential development on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay.

Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/kh (For possible action)

RELATED INFORMATION:

APN:

140-18-301-002 through 140-18-301-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate open space where 4,800 square feet of open space is required per Section 30.02.08B.
2.
 - a. Increase retaining wall height to 5 feet along the south property line where a maximum of 3 feet is permitted per Section 30.04.03C (a 67% increase).
 - b. Increase retaining wall height to 6 feet along the east property line where a maximum of 3 feet is permitted per Section 30.04.03C (a 100% increase).
3.
 - a. Increase fill to 4 feet along the south property line where a maximum of 3 feet is permitted within 5 feet of a shared property line per Section 30.04.06F (a 33% increase).
 - b. Increase fill to 4 feet along the east property line where a maximum of 3 feet is permitted within 5 feet of a shared property line per Section 30.04.06F (a 33% increase).
4. Allow an attached sidewalk to remain along Pecos Road where a detached sidewalk is required per Section 30.04.08C.
5. Eliminate driveway separation from the property line where a minimum separation of 6 feet is required per Uniform Standard Drawing 222.

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2674 & 2754 N. Pecos Road

- Site Acreage: 1.75
- Project Type: Single-family attached residential development
- Number of Lots/Units: 24
- Density (du/ac): 13.71
- Minimum/Maximum Lot Size (square feet): 2,007/5,390
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 1,508 to 1,560
- Open Space Required/Provided: 4,800/0

Site Plan

Access to the proposed subdivision is from Pecos Road to the west, with a 38 foot wide private street running east to west through the proposed subdivision. The private street terminates in a cul-de-sac on the east side of the subdivision, and all lots will face into and are accessed from the private street. An attached sidewalk is proposed to remain along Pecos Road, and a proposed attached sidewalk runs along the private street throughout the subdivision. The plans also show retaining walls up to 5 feet and 6 feet along the south and east property lines, where a maximum retaining wall height of 3 feet is permitted. A maximum of 4 feet of fill is also proposed along the south and east property lines.

Landscaping

The plans depict a 10 foot wide street landscape area along Pecos Road, consisting of large trees, shrubs, and groundcover. The landscaping is located on the internal side of the attached sidewalk along Pecos Road that is proposed to remain. All trees are planted 30 feet apart on center in accordance with Title 30 standards.

Elevations

The plans depict 2 story attached homes, with Model A representing a duplex and Model B representing a triplex. Both models will be 26 feet high, featuring stucco facades painted blue, concrete tile roofs with varied rooflines, and fiberglass finishes on the doors and windows. Front-facing garages are also depicted on both models. The front doors will be on the sides of the building for Model A, while 2 of the front doors will be on the front side for Model B, with the third door located on the side of the building.

Floor Plans

The proposed floor plans measure between 1,508 square feet (Model A) and 1,560 square feet (Model B). Each model features an attached garage, kitchen, nook, living room, and laundry room on the first floor, along with 3 bedrooms and 2 bathrooms on the second floor.

Applicant's Justification

The applicant states that the topography of the site slopes toward the south and east property lines, requiring increased retaining wall height and fill to facilitate proper drainage. As an alternative to common open space, each unit will feature a rear yard with a minimum depth of 15 feet, providing a practical outdoor area suitable for children to play, social gatherings, outdoor cooking, and relaxation. Attached sidewalks currently exist along the property's frontage and extend on both sides of Pecos Road. Lastly, the applicant states that reduced driveway separation

is due to the attached housing product, which features side-by-side garages and street parking that require alternative driveway configuration.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)		RS20 (AE-65)	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)		RS5.2 (AE-65)	Single-family residential
West	City of North Las Vegas		R-1 (AE-65)	Single-family residential

Related Applications

Application Number	Request
PA-26-700012	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0161	A zone change from RS20 to RS2 is a companion item on this agenda.
TM-26-500045	A tentative map for 24 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Common open space serves numerous purposes, including preservation of natural areas and resources, ensuring greater access to open areas and recreation, reducing the heat island effect, and providing public health benefits. The absence of open space conflicts with Policy 1.3.5 of the Master Plan, which encourages the integration and connection of parks, trails, community gardens, common open space, recreational amenities, or other features in new neighborhoods to enhance the health and quality of life of residents. Staff finds that the elimination of the required 4,800 square feet of open space may adversely affect the future residents of the subdivision, who would benefit from this amenity. Therefore, staff cannot support this waiver request.

Waivers of Development Standards #2 & #3

While staff can understand the applicant's request to increase retaining wall height and fill along the south and east property lines, staff is concerned that these deviations will adversely affect the existing residences to the south and east. The combination of the proposed retaining walls and existing screen walls will be approximately 11 feet in height, which is out of character with the existing residential development adjacent to the site. Therefore, staff cannot support these waivers.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed subdivision is consistent with Policy 1.1.1 of the Master Plan, which encourages the provision of diverse housing types that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three- and four-plexes, and smaller multi-family complexes. The project also supports Policy 1.1.4, which encourages infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. However, staff finds that the site could be redesigned to comply with Title 30 by reducing the height of the proposed retaining walls and the corresponding fill, which would mitigate potential impacts on the residences to the south and east of the site. Additionally, the provision of open space would significantly enhance the subdivision for future residents. For these reasons, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to allow the existing attached sidewalk to remain on Pecos Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #5

Staff cannot support the request to reduce the driveway separation from the property line. The reduction will decrease the visibility of vehicles exiting their driveway and increase potential conflicts between vehicles and pedestrians.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 3, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project, to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0480-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: AVENDANO PROPERTY DEVELOPMENT, INC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
STE 650, LAS VEGAS, NV 89135

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER
WS-26-0162/AVENDANO PROPERTY DEVELOPMENT INC

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards #4

Staff cannot support the request to allow the existing attached sidewalk to remain on Pecos Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #5

Staff cannot support the request to reduce the driveway separation from the property line. The reduction will decrease the visibility of vehicles exiting their driveway and increase potential conflicts between vehicles and pedestrians.

Recommendations:

Denial of Waiver of Development Standards #4 and #5.

Applied by: Keith Haywood

Date entered: 3/26/2026

Preliminary Conditions

If approved:

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements. /kh

Applied by: Keith Haywood

Date entered: 3/23/2026

APN(s):

140-18-301-002 through 140-18-301-005

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
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KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

March 12, 2026

VIA ELECTRONIC UPLOAD

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkways, 1st Floor
Las Vegas, Nevada 89106

**Re: Justification Letter – Design Review and Waivers of Development Standards
APN: 140-18-301-002 through 005**

To Whom It May Concern:

Please be advised this firm represents the Applicant, Avendano Property Development, in the above referenced matter. The site is located on 1.75 acres, south of Alto Avenue and east of North Pecos Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers (“APNs”) 140-18-301-002 through 005.

The Property is master planned Mid-Intensity Suburban Neighborhood (MN), with a zoning designation of Residential Single-Family 20 (RS20). The Applicant proposes a zone change from RS20 to Residential Single-Family 2 (RS2), an amendment to the comprehensive master plan from MN to Compact Neighborhood (CN), a design review, tentative map, and corresponding waivers of development standards for a townhome development.

DESIGN REVIEW

The Applicant proposes a 24-unit for-sale townhome development, at a density of 13.71 dwelling units per acre. This project will feature two-story townhomes, with sizes ranging from 1,506 to 1,560 square feet. Each unit will include a single-car garage, a driveway of at least 20 feet in length, and a rear yard area of no less than 15 feet. The townhomes will have a modern aesthetic design, with concrete tile roofs and stucco exteriors. Access to the development will be via a 38-foot-wide private street that culminates in a cul-de-sac, with ingress and egress from North Pecos Road. Sidewalks measuring five feet in width will be installed on both sides of the private street, allowing for on-street parking, while the Applicant also intends to maintain the existing sidewalks along North Pecos Road.

WAIVER OF DEVELOPMENT STANDARDS

Residential Adjacency and Fill – Section 30.04.06

The Applicant seeks a waiver of residential adjacency requirements to allow for increased fill along the eastern and southern property lines. The current topography of the Property slopes from north to south and varies from west to east, with a decline towards the eastern property line. To facilitate proper drainage towards North Pecos Road, the Applicant requests a waiver to raise the eastern section of the Property with four (4) feet of fill, creating a slope from east to west. Additionally, the southern area of the Property will require approximately four (4) feet of fill to ensure that residential pads drain effectively towards the proposed private street, which will ultimately direct water to North Pecos Road.

Retaining Wall Height – Section 30.04.03.C

The Applicant seeks a waiver of development standards to allow for a maximum retaining wall height of five (5) feet along the southern property line and six (6) feet along the eastern property line, exceeding the permitted maximum of three (3) feet. The existing topography of the Property slopes from west to east, featuring a ditch within the Property.

Open Space – Section 30.02.08.B

The Applicant seeks a waiver of development standard 30.02.08.B to eliminate the requirement of 4,800 square feet of open space. Each residential unit will feature a rear yard with a minimum depth of 15 feet, providing a practical outdoor area suitable for children's play, social gatherings, outdoor cooking, and relaxation. Given the constraints of this in-fill property, the Applicant aims to optimize the potential for providing new and attainable housing options to the area.

Attached Sidewalks – Section 30.04.08.C

The Applicant seeks a waiver of development standard 30.04.08.C to maintain the existing attached sidewalks along North Pecos Road, where detached sidewalks are required. Attached sidewalks currently exist along the property's frontage and extend on both sides of North Pecos Road from North Las Vegas Boulevard to Washington Avenue. The Applicant aims to mimic the existing sidewalk conditions along North Pecos Road.

Driveway Separation – Uniform Standard Drawings 222

The Applicant seeks a waiver to allow the spacing between the proposed driveways and the adjacent lot lines to be reduced to 0 feet, where 6 feet is required by Uniform Standard Drawing 222. This request is made in light of the attached housing product, which features side-by-side garages. The waiver aims to accommodate this specific driveway configuration, while also providing adequate space for on-street parking.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read 'Lexa D. Green', written in a cursive style.

Lexa D. Green

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500045-AVENDANO PROPERTY DEVELOPMENT, INC.:

TENTATIVE MAP consisting of 24 single-family residential lots on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay.

Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/kh (For possible action)

RELATED INFORMATION:

APN:

140-18-301-002 through 140-18-301-005

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2674 & 2754 N. Pecos Road
- Site Acreage: 1.75
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 24
- Density (du/ac): 13.71
- Minimum/Maximum Lot Size (square feet): 2,007/5,390

Project Description

Access to the proposed subdivision is from Pecos Road to the west, with a 38 foot wide private street running east to west through the proposed subdivision. The private street terminates in a cul-de-sac on the east side of the subdivision and all lots will face into and are accessed from the private street. An attached sidewalk is proposed to remain along Pecos Road, and a proposed attached sidewalk runs along the private street throughout the subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (AE-65)	Undeveloped with outdoor storage
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
West	City of North Las Vegas	R-1 (AE-65)	Single-family residential

Related Applications

Application Number	Request
PA-26-700012	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0161	A zone change from RS20 to RS2 is a companion item on this agenda.
WS-26-0162	A waiver of development standards and a design review for a single-family residential townhome development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The layout of the subdivision is orderly with lots on both sides of an internal private street. The lots are only directly accessible from the private street and there are no double frontage lots proposed. The private street terminates in a cul-de-sac, which is the County's preferred turnaround within residential subdivisions. Additionally, the lot sizes of the subdivision meet the requirements of the RS2 zoning district. This request meets the tentative map requirements and standards for approval as outlined in Title 30. However, since staff cannot support the associated waivers of development standards and design review, staff cannot support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 3, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;

- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements.

Building Department - Addressing

- The street shown as Pecos Street on the vicinity map shall be shown as Pecos Road;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0480-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: AVENDANO PROPERTY DEVELOPMENT, INC
CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
STE 650, LAS VEGAS, NV 89135**

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

TM-26-500045/AVENDANO PROPERTY DEVELOPMENT INC

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Preliminary Conditions

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements. /kh

Applied by: Keith Haywood

Date entered: 3/26/2026

APN(s):

140-18-301-002 through 140-18-301-005

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
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KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

March 13, 2026

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: *Justification Letter – Special Use Permit & Design Review*
APNs: 161-10-602-004

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is on approximately 6.26 acres located on the northeast corner of Tree Line Drive and Vegas Valley Drive. The property is more particularly described as APN 161-10-602-004 (the "Site"). The Site is master planned Business Employment (BE) and zoned Industrial Light (IL).

To the north and east of the Site is a single-family residential development, master planned BE and zoned Residential Single Family (RS3.3). To the south across Vegas Valley Drive is a condominium development, master planned Compact Neighborhood (CN) and zoned Residential Multi-Family 18 (RM18). Lastly, to the west of the Site across Tree Line Drive is a Sun Peak Generating Station, master planned BE and zoned Industrial Heavy (IH).

The Applicant requests a special use permit and design review of a proposed K-8 charter school as more fully set forth below.

SPECIAL USE PERMIT – School

The Applicant proposes a school which requires special use permits for each in an IL zoning district. The use is appropriate here given the proximity to the surrounding single and multi-family neighborhoods in addition to creating another education option for Las Vegas residents. The Applicant proposes a public, tuition-free charter school at the Site, specifically, a Pre-Kindergarten, elementary and middle-school. The Site design attempts to minimize impacts on adjacent property given that it fronts Tree Line Drive and the outdoor play areas are situated away from the homes and towards the street frontages. The character of the neighborhood will be enhanced by placing a brand-new school on a vacant lot, contributing to the general prosperity, health, safety and welfare of the community.

The proposed development is for a charter school for Pre-K through 8th grade. The school will have a 1,000-student capacity, though, the Applicant expects approximately 750-800 students the first year. The Pre-K program is intended to provide instruction which emphasizes foundational skills, including language arts, math, science, social studies, art, and music, with a focus on hands-

on learning. This program is intended for 4-year-olds in preparation for Kindergarten, which also emphasizes the same skills. The program is licensed as part of the school, not separately from the school. There are no fees for attendance in the Pre-K program, similar to the upper grades. The above operation fits within Title 30's definition of school.

DESIGN REVIEW

The Site fronts onto Tree Line Drive with two access points off Tree Line Drive. There is one 58,110 SF building located in the center of the Site. A playground, basketball courts, and half soccer field made up of artificial turf is located on the eastern half of the Site. The building has a maximum height of 35'-0" where 50'-0" is permitted in an IP zoning district. The building is comprised of painted plaster, stacked stone, cementitious panels, and large vinyl windows. The building is articulated on all four sides as required by code. The main entrance of the school will face Tree Line Drive as indicated on the western elevations. All setbacks required in an IP zoning district are met. A 6'-0"-high chain-link fence surrounds the Site along the northern, eastern and southern portion of the building/outdoor area. There will be detached sidewalks provided along Tree Line Drive and Vegas Valley Drive. The trash enclosure on site is approximately 108'-0" from the residential to the north. Both walls along the north and east property lines are approximately 11'-0" comprised of 5' of retaining wall with a 6' screen wall on top. In the northern and eastern landscape buffers, there are more trees provided than required by code.

A 24'-0" drive aisle surrounds the school and its outdoor play areas from the street frontages and adjacent single-family residential development. The main parking lot is situated in the northern portion of the Site which provides 58 parking spaces where 51 are required. 62 bicycle parking spaces are provided where 50 spaces are required. There is more than 40'-0" from the parking lot to the residential to the north. The Site will have a traffic circulation plan for pick-up and drop-offs which have proven successful at the Applicant's other charter school locations. The Site design will allow for total queueing of 148 cars. The hours of operations are typical Monday through Friday public school hours with 2 staggered bell times to break up traffic to the school and in consideration of other nearby schools. The exact bell times will be dictated by results of the traffic study which is nearing completion. There will also be 1 to 2 school buses servicing this school, further minimizing traffic.

Sustainability

The Applicant also demonstrates compliance with the requirements for sustainability, as specified in Section 30.04.05(J). Applicant proposes the following project improvements to satisfy the 6.5 of the 7-point minimum requirements to meet new Title 30 Sustainability code:

- (1) *Trees*: 10% more trees are being provided than what is required by code. (1 point).
- (2) *Water-Efficient Planting*: 95% or more of the provided plants have very low or low water needs. (1 point).
- (3) *Provide Mature Tree Canopies to Cover at Least 50% of Paved Parking* (1 point)
- (4) *Electric Bicycles*: Provide bicycle charging; provide shade to bicycle charging area. (1/2 point).
- (5) *Cool Roofs*: The proposed roof is white TPO with SRI 98/91. (1 point).

- (6) *Amenity Zone*: Provide for sidewalks or building adjacent to amenity zone. (1/2 point).
- (7) *Daylighting Strategy*: Provide daylighting strategies to minimize artificial lighting. (1/2 point).
- (8) *Low-Emissivity Glass*: Solar Ban Glass is provided on all south and west facing windows. (1/2 point).
- (9) *Building Entrances and ADA Ramps*: Shade with awning or portico or other device. (1/2 point).

Design Review – Modified Street Landscaping

The Applicant proposes modified street landscaping along Vegas Valley Drive. There are 14 trees where 9 are required along the street frontage. Trees are not installed within the site visibility zones or on the street side of the sidewalk due to the turn lane. However, with the additional large and medium trees, appropriate shading and coverage will be provided.

WAIVER OF DEVELOPMENT STANDARDS

#1 – To Eliminate 8'-0" Buffer Wall (North and East)

The Applicant requests a waiver for the 8'-0" wall along the northern and eastern property line as required per the buffering and screening requirements of Title 30. The waiver is justified because the property to the north and east already have large block wall in these areas. Building a second wall would create a large gap between the existing wall and the Applicant's wall, which would create a nuisance and serve as a dead space to collect trash and debris. The existing wall and 15'-0" landscape buffer provide sufficient buffering and screening for the property to the west. Additionally, the activity is further separated by the 24'-0" drive aisle around the building and outdoor play areas.

#2 – To Reduce Throat Depth

The Applicant requests a waiver for reduced throat depth for the ingress and egress of the commercial driveways. The Applicant's driveway has a minimum of 1' and 11' on the northern driveway where 50' is required. The Applicant's southerly driveway has a minimum of 11' where 50' is required. The reduction is mitigated by the fact that the northerly driveway is ingress only and the southerly driveway is egress-only. Any stacking that would result will occur within the site via the double-lane circulation. Further, the staggered start times will further mitigate traffic impact during pick-up and drop-off.

#3 – To Reduce Curb Return Radii

The Applicant requests a waiver for reduced curb return radii on both sides of the northerly driveway. The northerly driveway has a curb return on 15' where 25' is required for the ingress side. Again, this driveway is ingress-only. The impact of the reduced curb return radii is further mitigated by the double-lane providing access onto the Site. Further, the traffic coming onto the Site is largely standard-size vehicles (i.e., parents picking up/dropping off students) as opposed to larger commercial vehicles.

Thank you in advance for your time and consideration regarding this application.
Please feel free to contact me should you have any questions or concerns.

Sincerely,
KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Elisabeth E. Olson". The signature is fluid and cursive, with a large initial "E" and "O".

Elisabeth E. Olson

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0147-CORDON, CRISTIAN RENE RIVAS & MENDOZA, KEYLA:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Grossmont Avenue and west of Osbiston Way within Sunrise Manor.
TS/ji/kh (For possible action)

RELATED INFORMATION:

APN:

140-28-612-049

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback of an existing accessory living quarters to 3 feet 1 inch where 5 feet is the minimum required per Section 30.02.06B (a 38% reduction).
- b. Reduce the rear setback of an existing attached patio cover 1 foot where a minimum of 3 feet is required per Section 30.02.25D (a 67% reduction).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5573 Grossmont Avenue
- Site Acreage: 0.21
- Project Type: Single-family residence
- Number of Stories: 1
- Height: 12 feet 8 inches (existing accessory living quarters)/8 (existing patio cover)
- Square Feet: 696 (existing accessory living quarters)/1,586 (existing residence)

Site Plan

The plan depicts an existing single-family detached home centrally located on the lot with an attached patio cover at the rear of the house. An existing detached accessory living quarters is located on the southwest corner of the lot. The existing attached patio cover is set back 1 foot from the leading edge to rear property line, where 3 feet is required and the detached accessory living quarters is 3 feet 1 inch from the rear property line, where 5 feet is required. Since neither the attached patio cover nor the accessory living quarter meet the required setback per Title 30, a waiver of development standards is required.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The plans depict a detached accessory living quarters that features stucco exterior walls and asphalt shingle roofing, matching the materials and aesthetic of the primary home. The overall height is 12 feet 8 inches. All exterior surfaces will be painted to align with the color scheme of the main dwelling. The submitted photo of the attached patio cover depicts a maximum height of 8 feet and matches the primary home with color and design.

Floor Plans

The interior plan of the accessory living quarters consists of 2 bedrooms, 1 full bathroom, a living area, and a kitchenette.

Applicant's Justification

The applicant states the detached accessory living quarters was constructed without prior knowledge of setback and permitting requirements. There is an active Building Department permit via BD25-25587. The applicant intends to bring the property into compliance.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	RS5.2	Single-family residential
South	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	RS3.3	Single-family residential

Clark County Public Response Office (CCPRO)

CE25-12445 is an active violation for building without a permit, and parking vehicles within an unimproved area

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. Although the accessory living quarters and the patio cover was constructed to match the residence with exterior colors and materials, both were constructed prior to building permits. Staff finds this request to be a self-imposed hardship; therefore, staff recommends denial.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CRISTIAN RIVAS

CONTACT: CRISTIAN RIVAS, 5573 GROSSMONT AVENUE, LAS VEGAS, NV 89110

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**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

WS-26-0147/CORDON CRISTIAN RENE RIVAS & MENDOZA KEYLA

The following has been entered to Accela for the above referenced land use application for **Public Works
- Development Review**.

Preliminary Conditions

- No comment. /kh

Applied by: Keith Haywood

Date entered: 3/25/2026

APN(s):

140-28-612-049

02-11-2026

JUSTIFICATION LETTER

To Whom It May Concern,

My name is Cristian Cordon Rivas, and I reside at 5573 Grossmont Ave., Las Vegas, NV 89110.

I am writing to provide a justification regarding the Accessory living quarters that I built at the rear of my residence. At the time of construction, I was not aware of the setback and permitting requirements for such additions. I now understand the importance of compliance, and I have initiated the permitting process with Clark County. The Building Department application reference is BD25-25587, and the Comprehensive Planning application number through Accela is 25-101406.

We respectfully request approval for the structure to remain as currently built. The rear corner of the building is located 3'-6" from the rear property wall, where the required setback is 5'.

With respect to the attached patio cover at rear of house. The eave is at 12" from Property line, However, the post or corner of structure is well within allowed setbacks - at 5'-9" from property wall

Please let me know if additional information, documentation, or steps are required to complete this process. I am committed to working with the County to resolve this matter appropriately.

Thank you for your time and consideration.

Sincerely,
Cristian R Rivas
Cristian Cordon Rivas

Phone: 702-683-4417

5573 Grossmont Ave

Las Vegas, NV 89110

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0154-BAZUA, JUAN:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Twinkle Star Drive and west of Walnut Road within Sunrise Manor. WM/tr/kh (For possible action)

RELATED INFORMATION:

APN:

140-06-411-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 12 feet where 15 feet is required per Section 30.02.07B(a 20% reduction).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3711 Twinkle Star Drive
- Site Acreage: 0.22
- Project Type: Single family residential addition
- Number of Stories: 1
- Building Height (feet): 14.6 feet (existing storage)/9 feet (existing home gym)
- Square Feet: 625 (existing storage)/250 (existing home gym)/1,036 (existing residence)

Site Plan

The plan depicts an existing single-family residence with driveway access from Twinkle Star Drive. Two additions consisting of a home gym and a storage building have been constructed on the south side of the residence in the rear portion of the property. The rear setback is 12.9 feet at the southeast corner of the storage building and 25 feet at the southwest corner. The minimum side interior setbacks for the addition are 8.4 feet to the west property line and 63 feet to the east property line.

Landscaping

Landscaping is not a part of this request.

Elevations & Floor Plans

Photos of the additions indicate that the storage building has a maximum height of 14.6 feet, and the home gym has a maximum height of 9 feet. The photos also indicate that the exterior building material for the addition consists of metal panels. The metal panels, except for a portion of the west side of the storage building, are painted a tan and brown color which is similar to the residence which has a stucco exterior. Access to the gym is provided from the outside by French doors while the storage building has a barn-style double metal door. These buildings are attached to each other and to the residence, however, there are no interior connections through the buildings.

Applicant's Justification

The applicant states that the addition in the backyard was constructed about 10 years ago and at the time the applicant did not know a permit was needed. The storage building is used to store tools, equipment, an ATV, and motorcycles. Attached to the storage building is a home gym that is used by the applicant's family.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS 3.3 (AE-65)	Single-family residential

Clark County Public Response Office (CCPRO)

CE25-11231 is an active code enforcement violation related building without a permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that the requested setback reduction for the addition is a self-imposed hardship that would have been prevented if the applicant sought information regarding the structures prior to construction. The applicant did not provide justification as to why the storage building could not be reduced in size so that it meets the required rear setback. Staff also finds that based on the photos provided a portion of the west side of the building is not painted so that the color of this

structure is not compatible with the house. Staff finds that the location of both additions may negatively impact the adjacent property; therefore, recommends denial.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit, and that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: JUAN BAZUA

CONTACT: JUAN BAZUA, 3711 TWINKLE STAR DRIVE, LAS VEGAS, NV 89115

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER
WS-26-0154/BAZUA JUAN

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Preliminary Conditions

- No comment. /kh

Applied by: Keith Haywood
Date entered: 3/25/2026

APN(s):
140-06-411-004

Justification letter

My name is Juan Bazua I have been living at 3711 twinkle star dr Las Vegas NV 89115 for the past 20 plus years. About 10 years back I made this big metal building in my back yard, at the time we didn't know we needed a permit. I only used it for my tool's equipment, my ATV/motorcycles and other mayor items. I would like to keep and bring it up to date with permission and permits, next to the metal structure building I have a home gym that me an family use ourselves.

I am requesting waiver of development standards for the following:

- 1: the metal store building has a rear setback of 12 feet where 15 feet are required.
- 2: The home gym has zero setbacks from the metal storage building where 6 feet of building separation is required.
- 3: the driveway pathway will removed 5 feet of concrete so won't be attached to sidewalk anymore. Ill be adding landscape so it won't be used as a driveway

05/06/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0165-WHITING VEGAS:

USE PERMIT for a school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) reduce driveway throat depth.

DESIGN REVIEW for a proposed school on 6.26 acres in an IL (Industrial Light) Zone.

Generally located north of Vegas Valley Drive and east of Tree Line Drive within Sunrise Manor. TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

161-10-602-004

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the required 8 foot tall decorative wall along the north property line where required per Section 30.04.01D.
 - b. Eliminate the required 8 foot tall decorative wall along the east property line where required per Section 30.04.01D.
 - c. Eliminate the required landscaping along a portion of the east property line where a double row of evergreen trees, each row planted offset from one another, 20 feet apart on center, is required per Section 30.04.02C.
2.
 - a. Allow higher-activity areas of development (circulation lanes) along the north property line adjacent to residential properties where not allowed per Section 30.04.06G.
 - b. Allow higher-activity areas of development (circulation) along the east property line adjacent to residential properties where not allowed per Section 30.04.06G.
 - c. Allow loading areas 46 feet from adjacent residential properties along the north property line where 50 feet minimum is required per Section 30.04.06N (an 8% reduction).
3. Reduce the driveway throat depth along Tree Line Drive to 6.5 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6418 Vegas Valley Drive

- Site Acreage: 6.26
- Project Type: School
- Building Height (feet): 35
- Square Feet: 58,169
- Parking Required/Provided: 51/59 (including 7 ADA and EV-installed spaces)
- Sustainability Required/Provided: 7/6.5

Site Plan

The plan depicts a proposed school with access from Tree Line Drive. The school building is centrally located on the site, with parking situated on the north side of the building and the main playground and sports fields located on the south side of the building. Pick-up and drop-off/fire lanes are accessed from the northern driveway along Tree Line Drive and circulate around the perimeter of the property. The designated drop-off area is located on the west side of the building, with vehicles exiting through the southern driveway. The loading area and the trash enclosure are located 46 feet and 76 feet from the adjacent residential properties along the east property line, respectively. There are playground areas to the south of the building consisting of synthetic turf and playground surfacing. A 6 foot tall chain-link fence separates the playground areas from the drive aisles and internal walkways.

Landscaping

The plan shows proposed street landscaping along both Tree Line Drive and Vegas Valley Drive. Along Tree Line Drive, landscaping consists of 2 landscape strips on either side of the detached sidewalk located south of the southern driveway, featuring large and medium trees and shrubs. Between the north and south driveways, the landscape between the back of curb and the sidewalk is not provided due to the right-turn deceleration lane. Along Vegas Valley Drive, street landscaping is provided on both sides of the detached sidewalk. Large trees are located within the southern landscape strip and due to a 30 foot wide drainage easement containing rip-rap lying behind the sidewalk which prevents the applicant from planting trees within that area. Additionally, a wall separates the easement from the circulation/fire lanes. Parking lot landscaping is provided per code standards. The 15 foot wide landscape buffers located along the north and east property lines consists of 2 rows of evergreen trees planted staggered and 20 feet apart in each row. The required 8 foot tall decorative buffer walls along the north and east property lines are propose to be waived, where there are existing retaining walls with screen walls on top on the adjacent residential properties. Due to the proposed finished grade increase on the subject site, the combined exposed height of the existing retaining wall and the screen wall is 7 feet along the north property line and 8 feet along the east property line, measuring from the subject site.

Floor Plans & Elevations

The plan notes a proposed school building with a gross floor area of 58,169 with the main entrance located on the north side of the building.

The proposed school building has an overall height of 35 feet. The design incorporates painted exterior plaster system finish, painted metal sunshades, windows and doors include storefront systems, low E glazing, and mechanical units are screened by parapets. Finishes are specified with colors such as Repose Gray, Dovetail, Great Green, Leapfrog, and Garden Spot.

Applicant's Justification

The applicant states that the proposed school is appropriate for the area due to its proximity to surrounding neighborhoods. The public, tuition-free charter school would serve up to 1,000 students from Pre-Kindergarten through middle school, providing an additional educational option for local residents. The site design places outdoor play areas along the street frontages and away from adjacent homes to reduce neighborhood impacts. The pick-up and drop-off lanes can accommodate a total of 148 vehicles within the on-site queuing area. School hours will be Monday through Friday, with two staggered start times to help distribute traffic and account for nearby school schedules. Final start times will be determined based on the results of the traffic study. In addition, up to two school buses will serve the campus to further reduce traffic demand.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0848	Vacate and abandon a portion of Tree Line Drive and Vegas Valley Drive	Approved by BCC	February 2024
WS-23-0847	Waiver of development standards to reduced throat depth and design review for increase grade and modifications to an approved mini-warehouse facility - expired	Approved by BCC	February 2024
WS-22-0156	Waiver of development standards to reduce throat depth and design review for non-decorative metal siding in an urban area and mini-warehouse - expired	Approved by PC	June 2022
UC-1284-97	Use permit for a 50 foot cellular tower - expired	Approved by PC	September 1997
ZC-1080-97	Zone change from M-1 to M-2 zoning - expired	Approved by BCC	September 1997
WS-22-0156	Waiver of development standards to reduce throat depth and design review for non-decorative metal siding in an urban area and mini-warehouse - expired	Approved by PC	June 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Business Employment	IH & IL	NV Energy facility

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The use of the site for a school is compatible with the surrounding area and is appropriate in terms of location. The site will also maintain sufficient parking for the school use in accordance with the requirements of Title 30. For these reasons staff can support this use; however, staff is unable to support the design and the associated waivers and therefore recommends denial.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1a & #1b

The buffer wall is required to minimize the visual and noise impacts of the proposed development on the existing residential neighborhoods to the north and east. The existing retaining and screen walls along these property lines were originally constructed because the site sits at a lower elevation than the adjacent two-story homes. The proposed design increases site fill, resulting in a combined height of the retaining wall and the existing 6 foot screen wall totaling 8 feet along the east property line, which meets the intent of the Code and provides sufficient screening to the residential properties on the east side of the site. However, along the north property line, the combined retaining and screen wall height would be 7.3 feet, and staff finds that insufficient to mitigate the impacts to the residential properties to the north. Also, because staff is not supporting the other requested waivers, staff is unable to support these wall-related waivers and therefore recommends denial.

Waiver of Development Standards #1c

The eliminated landscape buffer along the east property line is located within the existing drainage easement. Removing this buffer will not impact the residential properties to the east, as the area functions as a continuation of the existing drainage easement. However, because staff is not supporting the other requested waivers, staff recommends denial.

Waiver of Development Standards #2

The intent of residential adjacency standards is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when

higher-intensity development is located adjacent to residential zoning districts. Staff is concerned about the location of the proposed circulation lanes located along the north and east property lines, which may have a negative impact on the adjacent residential properties. Additionally, the intent of limiting loading spaces within 50 feet of residential zoning districts, especially when not separated by a building or otherwise appropriately buffered with the required buffering and screening requirements, is to limit the impact loading and unloading activities may have on adjacent single-family residences. Also, the loading spaces could be redesigned to move those spaces farther away from the shared property lines. Therefore, staff cannot support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The applicant indicates that the school will accommodate a maximum of 1,000 students at full occupancy, with teachers and administrative staff. The outdoor sports fields and play areas will provide needed recreational areas for the students while still meeting the parking requirements of the site. The building elevations will not be unsightly or undesirable. The plan requires all drop-off and pick-up traffic to enter and exit from Tree Line Drive to lessen the traffic impact on Vegas Valley Drive. Additionally, while street landscaping is provided on one side of the detached sidewalk along Vegas Valley Drive, the location of the existing drainage easement limits planting on the opposite side. Nevertheless, the overall required number of trees is met, and staff can support this portion of the landscape design. However, staff is concerned about the location of the loading spaces and the site circulation lanes which greatly impact the site design. Based on the waivers of development standards associated with this application, staff recommends denial of the design review request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the southern commercial driveway on Tree Line Drive. The reduction will not impact vehicles in the right-of-way as the commercial driveway is egress only.

Staff Recommendation

Approval of waiver of development standards #3; denial of waivers of development standards #1, #2, use permit, and the design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

APPLICANT: KETTY FERNANDEZ

CONTACT: KETTY FERNANDEZ, 2071 E. CAMERO AVENUE, LAS VEGAS, NV 89123

DRAFT

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER
UC-26-0165/WHITING VEGAS

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards #4

Staff has no objection to the reduced throat depth for the southern commercial driveway on Tree Line Drive. The reduction will not impact vehicles in the right-of-way as the commercial driveway is egress only.

Recommendation:

Approval of Waiver of Development Standards #4.

Applied by: Keith Haywood
Date entered: 3/26/2026

Preliminary Conditions

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works – Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Vegas Valley Drive improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices. /kh

Applied by: Keith Haywood
Date entered: 3/23/2026

APN(s):
161-10-602-004